



**47 Stroud Way, Weston-Super-Mare, BS24 7HJ**

**£265,000**

- Semi Detached House
- Two Reception Rooms
- Front and Rear Garden
- Garage & Parking
- Three Bedrooms
- Bathroom, En-Suite & DS W/C
- Double Glazed & GCH
- Close to Transport Links, Schools and Amenities



# 47 Stroud Way, Weston-Super-Mare BS24 7HJ

Rachel J Homes is delighted to market this Semi Detached House, ideally situated in a tucked away, cul de sac position on Weston Village giving easy access to Shops, Schools, Amenities and Transport Links. If you are looking as a first time buyer or maybe downsizing, make sure this is on your list to view. The accommodation briefly comprises of Entrance Hall, Downstairs Cloakroom, Lounge, Dining Room, Three Bedrooms, Master with Ensuite, Bathroom, Front and Rear Gardens, Garage and Parking. Added benefits of this home include double glazing and gas central heating (boiler was replaced in 2025). Accompanied viewings - CALL NOW to book yours!!



3



2



2



EPC  
C

Freehold

Council Tax Band: C



### **Entrance Hallway**

Composite entrance door, UPVC Double glazed window to side, radiator, door to Lounge, stairs to first floor landing, wooden effect Amtico flooring.

### **Downstairs W/C**

UPVC Double glazed window to front, radiator, low level W/C, wash hand basin, consumer unit, patterned Amtico wood effect flooring.

### **Lounge**

**4.9 x 3.91 (16'0" x 12'9")**

UPVC Double glazed window to front, Amtico flooring, radiator, understairs storage cupboard, arch to;

### **Dining Room**

**3.04 x 2.44 (9'11" x 8'0")**

UPVC Double glazed patio doors, radiator, Amtico flooring, door to;

### **Kitchen**

**2.94 x 2.34 (9'7" x 7'8")**

UPVC Double glazed windows to rear, UPVC Double glazed door to the side, range of wall and base units with work surface over, one and half bowl sink and drainer, space for washing machine, dishwasher and fridge/freezer, gas hob with electric oven under and extractor hood over, radiator, tile effect flooring.

### **Stairs & Landing**

UPVC Double glazed window to side, loft hatch, airing cupboard, storage cupboard, doors off to all rooms.

### **Bedroom 1**

**3.50 x 2.86 (11'5" x 9'4")**

UPVC double glazed window to front, built in double wardrobes, radiator, door to;

### **En-Suite**

**2.4 x 1.43 (7'10" x 4'8")**

Low level W/C, wash hand basin, tiled shower enclosure with electric shower, extractor fan, Kardeen flooring, radiator.

### **Bedroom 2**

**2.91 x 2.86 (9'6" x 9'4")**

UPVC Double glazed window to rear, radiator.

### **Bedroom 3**

**2.37 x 2.20 (7'9" x 7'2")**

UPVC double glazed window to front, radiator.

### **Bathroom**

**1.98 x 1.71 (6'5" x 5'7")**

UPVC double glazed window to rear, low level W/C, pedestal wash hand basin, panel bath with hot water mixer shower over, extractor fan, Kardeen flooring, radiator.

### **Rear Garden**

Enclosed by fencing and laid mainly to lawn with patio area, side gate.

### **Garage and Parking**

Up and over door , parking to front of garage.

### **Front**

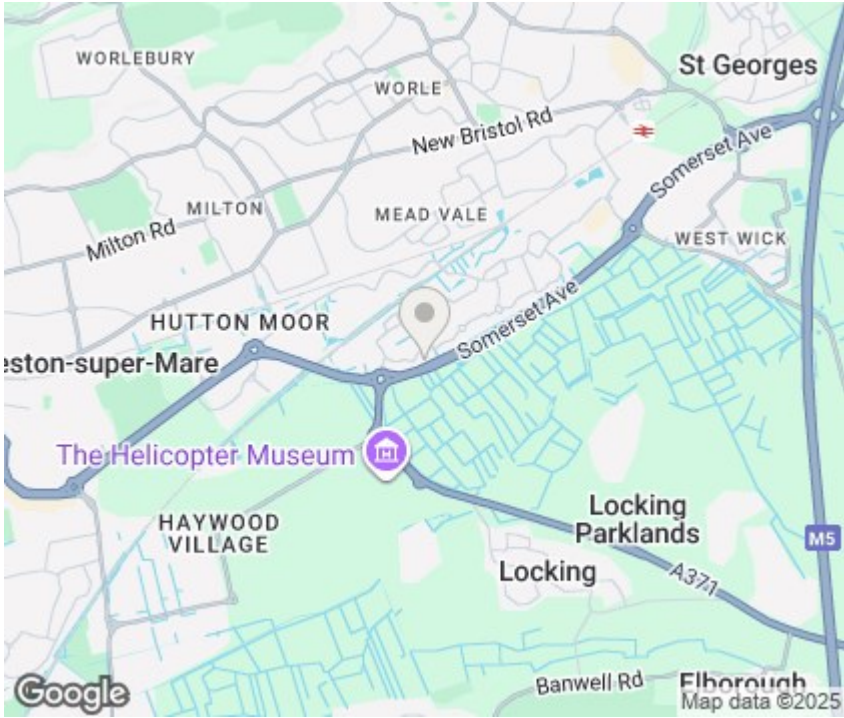
Laid to decorative pebbles with mature shrubs.











Viewings

Viewings by arrangement only. Call 01934 621299 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

